248

WARRANTY DEED

STATE OF TENNESSEE BOOK 10012 PG 782
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 82,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 19 96

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

TERRY L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON

My Commission Exp. 5-16-99

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
Thomas J. Boylan (NAME)	Mortgagee: First Union National Bank (NAME)	83-9-47.00
1111 Gartland Avenue (ADDRESS)	198 E. Main (ADDRESS)	
Nashville, TN (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jack D. Gregory, Jr., unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Boylan and wife, Emily Shaifer C. Boylan

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN, being the Easterly 5 feet of Lot No. 16 and all of Lot No. 17 on the Plan of Bellview, of record in Plat Book 332, Page 109, Register's Office for said County, to which plan reference is hereby made for a more complete description. *

Being the same property conveyed to Jack D. Gregory, Jr., unmarried by deed from Naomi D. Fuqua of record in Book 7445, Page 127, Register's Office for Davidson County, TN.

Subject to all matters shown on the Plan of Record.

* Said part of Lot No. 16 and all of Lot No. 17 front together 55 feet on the northerly side of Gartland Avenue and run back between parallel lines 160 feet to an alley.

IDENTIF. * REFERENCE

96 APR 11 PM 2:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
is is improved (X) property, known as 1111 Gartland Avenue, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of April 19 96

Jack D. Gregory, Jr., unmarried

STATE OF TENNESSEE

BOOK 10012 PG 783

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack D. Gregory, Jr., unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 10th day of April 19 96.

Commission expires May 16, 1999

Notary Public

STATE OF TENNESSEE
PUBLIC AT LARGE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

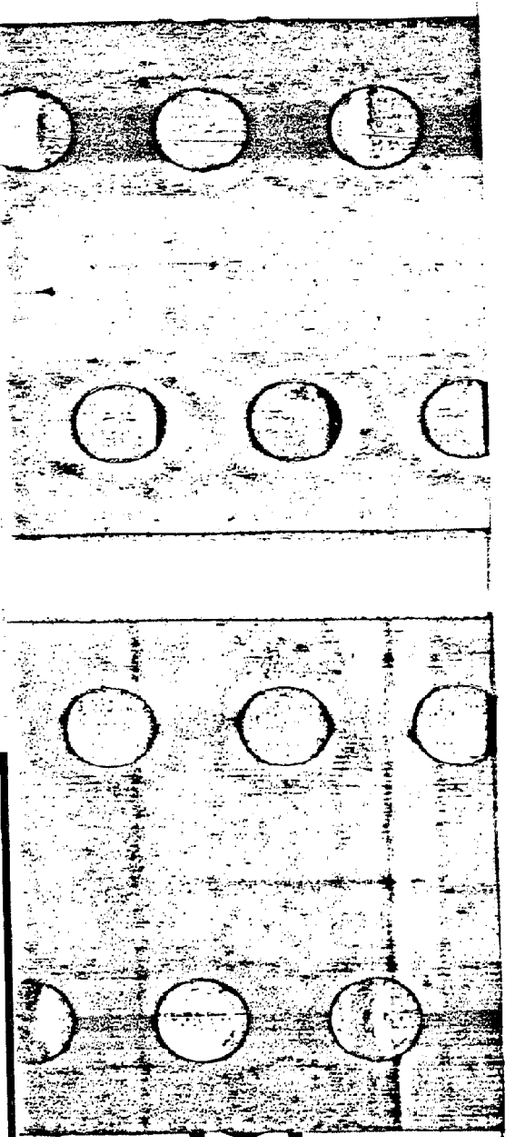
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

9461 04/11 0101 03CHECK

314.99



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10012 PG 784

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 82700.00
				CON TX 305.99
				PRFEE 1.00
				WDEED 8.00
				TOTAL 314.99
				CHECK 314.99
			04/11/96	01 14:59 0001 9461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0170388 IDENTIF. # REFERENCE

96 APR 11 PM 2:58

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027430